

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Bristol Consortium

State: TN

PJ's Total HOME Allocation Received: \$6,156,634

PJ's Size Grouping*: B

PJ Since (FY): 2003

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*	
					Group	B
				PJs in State: 8		
Program Progress:						
% of Funds Committed	93.17 %	93.71 %	5	94.94 %	36	36
% of Funds Disbursed	84.09 %	83.89 %	5	84.35 %	32	36
Leveraging Ratio for Rental Activities	0	1.58	7	4.59	0	0
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	82.70 %	1	81.38 %	100	100
% of Completed CHDO Disbursements to All CHDO Reservations***	56.99 %	76.92 %	7	68.05 %	24	27
Low-Income Benefit:						
% of 0-50% AMI Renters to All Renters	95.83 %	63.37 %	2	79.65 %	88	84
% of 0-30% AMI Renters to All Renters***	41.67 %	42.38 %	5	44.76 %	45	43
Lease-Up:						
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	68.98 %	1	94.31 %	100	100
Overall Ranking:			In State:	6 / 8	Nationally:	28 32
HOME Cost Per Unit and Number of Completed Units:						
Rental Unit	\$4,144	\$13,511		\$25,245	24 Units	6.30 %
Homebuyer Unit	\$8,124	\$12,227		\$14,395	316 Units	83.20 %
Homeowner-Rehab Unit	\$40,612	\$24,387		\$20,186	40 Units	10.50 %
TBRA Unit	\$0	\$10,012		\$3,142	0 Units	0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Bristol Consortium TN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$4,144	\$81,542	\$40,956
State:*	\$41,172	\$67,505	\$31,804
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.73

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	75.0	91.1	75.0	0.0
Black/African American:	25.0	3.8	25.0	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.3	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.3	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	0.0	4.4	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	54.2	33.3	60.0	0.0
2 Persons:	41.7	21.0	27.5	0.0
3 Persons:	4.2	17.8	2.5	0.0
4 Persons:	0.0	16.5	7.5	0.0
5 Persons:	0.0	8.3	2.5	0.0
6 Persons:	0.0	2.2	0.0	0.0
7 Persons:	0.0	0.6	0.0	0.0
8 or more Persons:	0.0	0.3	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	54.2	38.4	27.5	0.0
Elderly:	0.0	4.8	55.0	0.0
Related/Single Parent:	0.0	20.3	5.0	0.0
Related/Two Parent:	4.2	30.5	12.5	0.0
Other:	41.7	6.0	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	95.8	0.0 [#]
HOME TBRA:	0.0	
Other:	0.0	
No Assistance:	4.2	

of Section 504 Compliant Units / Completed Units Since 2001 0

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Bristol Consortium State: TN Group Rank: 28
(Percentile)
State Rank: 6 / 8 PJs Overall Rank: 32
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	56.99	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	95.83	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	1.35	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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